



**University Endowment Lands**  
**AGENDA for the**  
**ADVISORY DESIGN PANEL MEETING**  
**Tuesday, July 23, 2024**

***(NOTE: This meeting will begin at 4:00 pm.)***

A Microsoft Teams virtual meeting of the UEL Advisory Design Panel will be held on **Tuesday, July 23, 2024 at 4:00 p.m.**

**A G E N D A**

**1.0 Territorial Acknowledgement**

We would like to acknowledge that we are meeting on the traditional, ancestral, and unceded territory of the Coast Salish peoples, including the *xʷməθkʷəy̓əm* (Musqueam), *Skwxwú7mesh* (Squamish), and *səlilwətaʔ* (Tsleil-Waututh) Nations; and, we aim to foster meaningful partnerships around land use and stewardship with Indigenous peoples, particularly in British Columbia, through continued reconciliation.

**2.0 Call to Order**

**3.0 Introduction of ADP Members and UEL Staff**

**4.0 Adoption of the Agenda**

**5.0 Adoption of the Minutes**

of the Advisory Design Panel Meeting of April 09, 2024. Item for information only. Minutes for April 09, 2024, previously adopted electronically.

**6.0 Change of Land Use District Application #1/23**  
**Block F District Lot 140 Group 1 Bylaw Amendment Referral**  
**Parcels E, F, G, H, & I - Area D**

Neighbourhood Panellists for **Area D** are requested to attend the meeting for this item.

A draft of the proposed bylaw amendment was referred to the Advisory Design Panel, July 11, 2024.

An e-mail dated July 11, 2024, from William Emo, Manager is attached.

ADP members are requested to review and provide comment to the UEL Manager on the proposed bylaw amendment.

**6.1 Overview by Director of Development Services (5 minutes)**

**6.2 Presentation by Applicant (10 minutes)**

**6.3 Questions from Panel to Applicant (10 minutes)**

**7.0 Meeting Closed to the Public (\*)**  
***(Except for Applicant and/or Applicant's Representatives)***

**8.0 Panel Deliberations and Resolution**  
**Change of Land Use District Application #1/23**  
**Block F District Lot 140 Group 1 Bylaw Amendment Referral**  
**Parcels E, F, G, H, & I - Area D**

**9.0 Meeting Adjournment**

**\* Note:**

Meeting Closed to the Public (*Except for Applicant and/or Applicant's Representatives*)

At this point the ADP meeting is closed to the public, with the exception of the Applicant and/or the Applicant's Representatives. ADP neighbourhood panellists who are attending the meeting as observers are welcome to stay; however, are reminded that in accordance with Section 4.1(b) of the UEL Official Community Plan they are not permitted to participate in the deliberations pertaining to matters under review today.

**From:** [Emo, William MUNI:EX](#)  
**To:** [Shay, Heather MUNI:EX](#); [Shora Parvaresh](#); [perahardy@gmail.com](mailto:perahardy@gmail.com); [Paul Sangha](#); [Marc Winer](#); [Schroeder, Tom](#); [Keith Ross](#); [kevin@korstructural.com](mailto:kevin@korstructural.com)  
**Cc:** [UEL Planning MUNI:EX](#); [UEL MUNI:EX](#); [huxtable.clair](#); [Alice](#)  
**Subject:** ADP Draft bylaw amendments for referral- Ielem EFGHI  
**Date:** July 11, 2024 11:16:21 AM  
**Attachments:** [image001.png](#)  
[Schedule 1 2024\\_06\\_17\\_CDA\\_TML\\_Design\\_Guideline\\_Amendment.pdf](#)  
[Parcel EFGHI Land Use and Zoning Bylaw Amendment \(DRAFT\) for referral 20240711.pdf](#)

---

Hello Advisory Design Panel (ADP) members:

Pursuant to Schedule 11 section 4.2(1) of the University Endowment Lands *Land Use, Building and Community Administration Bylaw*, on behalf of the Minister, I am referring the following matter to the ADP:

- Proposed bylaw amendments to the [UEL \*Land Use, Building and Community Administration Bylaw\*](#) (LUB) associated with Change of Land Use District Application #1/23, Ielem remainder lots E, F, G, H & I (see attached). The proposed amendments would amend the existing Comprehensive District 2 (CD-2) Land Use District.
- Note: the Minister of Municipal Affairs is the statutory decision-maker for bylaw amendments in the UEL.

Staff will be available at the July 23, 2024 ADP meeting to provide an overview of the proposed bylaw amendments, and to seek any recommendations that the ADP may have.

A separate meeting request and agenda will be sent for the July 23, 2024 ADP meeting.

As this application and associated bylaw amendments are specific to one UEL neighbourhood (Area D), Area D ADP community representatives are invited to participate.

The referral period is 30 calendar days. Written comments may be sent to the UEL Administration Office at 5495 Chancellor Blvd. c/o the UEL Manager, or via email at [PlanUEL@gov.bc.ca](mailto:PlanUEL@gov.bc.ca) **by the end of the day on August 10, 2024.**

Sincerely,

**William Emo**  
**Manager**

**University Endowment Lands**

5495 Chancellor Boulevard  
Vancouver, B.C., V6T 1E2

P: 604-398-5833 | [www.universityendowmentlands.gov.bc.ca](http://www.universityendowmentlands.gov.bc.ca)

**APPENDIX 1 TO THE MINISTER’S ORDER  
AMENDMENT TO THE UNIVERSITY ENDOWMENT LANDS  
LAND USE, BUILDING AND COMMUNITY ADMINISTRATION BYLAW**

The University Endowment Lands Land Use, Building and Community Administration Bylaw is hereby amended as follows:

1. The Table of Contents is amended by inserting the following new heading immediately following the heading for Appendix 3 [DESIGN GUIDELINES FOR CD-2 COMPREHENSIVE DISTRICT]:

“Appendix 3.1: REVISED DESIGN GUIDELINES FOR CD-2:  
COMPREHENSIVE DISTRICT”.

2. Section 35.1. is amended by deleting the table titled “Table 1: Minimum Lot Area and Lot FSR” and replacing it with the table below:

**Table 1: Minimum Lot Area and Lot FSR**

<b>LOT</b>	<b>MINIMUM LOT AREA (SQUARE METRES)</b>	<b>FLOOR SPACE RATIO (FSR)</b>
<b>A</b>	8,261	1.09
<b>B</b>	3,261	2.48
<b>C1</b>	2,179	-
<b>C2</b>	1,846	-
<b>D</b>	4,725	2.89
<b>E</b>	5,214	2.75
<b>F</b>	4,654	3.80
<b>G</b>	4,624	4.96
<b>H</b>	5,330	2.94
<b>I</b>	3,358	4.60
<b>J</b>	3,398	1.75
<b>K</b>	4,676	1.25
<b>L</b>	4,390	1.25
<b>M</b>	4,287	3.00
<b>P1</b>	12,158	-
<b>WL1</b>	3,317	-
<b>CG1</b>	2,296	-

3. Subsection (1) of Section 35.3. [MAXIMUM FLOOR AREA] is amended by striking out “115,821” and replacing it with “146,973”.

4. Section 35.5. [MINIMUM DWELLING UNIT FLOOR SPACE] is amended by adding the following as Subsection (3):

“(3) Despite Section 35.5(1) above, and with the exception of townhouse dwelling units, the minimum floor area of dwelling units on Lots E, F, G, H and I will be as follows (based on unit type):

UNIT TYPE	MINIMUM FLOOR AREA (SQUARE METRES)
Studio	33
1-bedroom	50
2-bedroom	67
3-bedroom	86
4-bedroom	111.5

Despite Section 35.5(1) above, the minimum floor area of townhouse dwelling units will be 75 square metres (regardless of the number of bedrooms).”.

5. Subsection (3) of Section 35.8. [NOISE] is amended by replacing “the Design Guideline requirements of Appendix 3” with “the Design Guideline requirements of Appendix 3 as amended by the revised requirements of Appendix 3.1”.
6. Subsection (3) [CONDITIONAL APPROVAL USES] of Section 35.20. [LOTS E, F, G AND M - MULTIPLE DWELLING AND TOWNHOUSE RESIDENTIAL] is amended by replacing “the Design Guidelines in Appendix 3” with “the Design Guidelines in Appendix 3 as amended by the revised guidelines in Appendix 3.1”.
7. Subsection (5) [MAXIMUM FLOOR SPACE RATIO] of Section 35.20. [LOTS E, F, G AND M - MULTIPLE DWELLING AND TOWNHOUSE RESIDENTIAL] is amended by striking out subsections (a), (b) and (c) and replacing them with the following:
- “(a) The maximum floor space ratio of Lot E shall not exceed 2.75, of which townhouse dwellings shall have a floor space ratio of at least 0.20;
  - (b) The maximum floor space ratio of Lot F shall not exceed 3.80, of which townhouse dwellings shall have a floor space ratio of at least 0.22;
  - (c) The maximum floor space ratio of Lot G shall not exceed 4.96, of which townhouse dwellings shall have a floor space ratio of at least 0.17; and”.
8. Subsection (7) [MAXIMUM HEIGHT] of Section 35.20. [LOTS E, F, G AND M - MULTIPLE DWELLING AND TOWNHOUSE RESIDENTIAL] is amended by striking out subsections (a), (b) and (c) and replacing them with the following:

- “(a) No multiple dwelling on Lot M shall exceed the lesser of 18 storeys or 54.25 metres;
- (b) No multiple dwelling on Lot E shall exceed the lesser of 22 storeys or 71 metres;
- (c) No multiple dwelling on Lot F shall exceed the lesser of 27 storeys or 86 metres;
- (d) No multiple dwelling on Lot G shall exceed the lesser of 34 storeys or 107 metres; and
- (e) No townhouse dwelling shall exceed the lesser of three storeys or 11 metres.”.

9. Section 35.21. [LOTS H, I AND J - MULTIPLE DWELLING RESIDENTIAL] is deleted in its entirety and replaced with the following:

**“35.21. LOTS H, I AND J - PURPOSE BUILT RENTAL AND MULTIPLE DWELLING RESIDENTIAL**

**35.21.1 LOTS H AND I - PURPOSE BUILT RENTAL**

**(1) INTENT**

It is the intent to create, on Lots H and I, a residential area, through the provision of purpose built rental uses. Lots H and I are within the Block F Quiet Area.

**(2) OUTRIGHT APPROVAL USES**

The following uses and no others shall be permitted on Lots H and I:

- (a) Purpose Built Rental
- (b) Residential Amenity Space
- (c) Park and Playground
- (d) Public Authority Building or Use
- (e) Public Utility
- (f) Accessory Buildings customarily ancillary to any of the uses listed in this Section

- (h) Accessory Uses customarily ancillary to any of the uses listed in this Section

(3) **CONDITIONAL APPROVAL USES**

Subject to all other provisions of this Bylaw and all the other applicable regulations, the Manager may approve any of the uses listed below on Lots H and I, subject to such conditions or additional regulations the Manager may decide, provided that before making a decision the Manager considers the intent of the Bylaw, the Design Guidelines in Appendix 3 as amended by the revised guidelines in Appendix 3.1, the recommendations of the Advisory Design Panel, and has notified such adjacent property owners and residents that the Manager deems may be affected:

- (a) Home Occupation
- (b) Special Needs Residential Facility

(4) **MAXIMUM NUMBER OF BUILDINGS**

The maximum number of principal buildings on Lots H and I shall not exceed 2 on each lot.

(5) **MAXIMUM FLOOR SPACE RATIO**

- (a) The maximum floor space ratio on Lot H shall not exceed 2.94 of which townhouse dwellings shall have a floor space ratio of at least 0.25; and
- (b) The maximum floor space ratio of Lot I shall not exceed 4.60 of which townhouse dwellings shall have a floor space ratio of at least 0.25.

(6) **MAXIMUM HEIGHT**

- (a) No purpose built rental building on Lot H shall exceed the lesser of 26 storeys or 83 metres;
- (b) No purpose built rental building on Lot I shall exceed the lesser of 25 storeys or 80 metres; and



- (c) Notwithstanding subsections (a) and (b) above, no townhouse dwelling on Lot H or Lot I shall exceed the lesser of three storeys or 11 metres.

(7) MAXIMUM SITE COVERAGE

- (a) The maximum site coverage on Lot H shall not exceed 40% of the area of the lot; and
- (b) The maximum site coverage on Lot I shall not exceed 50% of the area of the lot.

(8) MINIMUM SITING REQUIREMENTS

- (a) No part of any building or structure shall project beyond the building lines shown on Schedule 5 excepting covered entrances to purpose-built rental buildings, which may project into the required setbacks at the discretion of the Manager;
- (b) For the purposes of this CD-2: Comprehensive District, unless expressly provided for, underground parking shall be subject to the setbacks shown in Schedule 5 for buildings and structures.

(9) 3-BEDROOM UNITS

At least 5% of the dwelling units constructed on Lots H and I will have at least 3 bedrooms.

(10) RESIDENTIAL AMENITY SPACE

Residential amenity space shall be provided on Lots H and I in the minimum amount of 1.4 square metres per dwelling unit. Notwithstanding the definition of “residential amenity space”, for the purposes of this Section 35.21.1(10) only, “residential amenity space” means space used, or intended to be used for meetings, recreation (swimming pool, fitness facility, jacuzzi, sauna), and social functions, or other similar uses, and for guest accommodation, in all cases available for use by all residents of Lots H and I, provided that guest accommodation shall only be permitted on a lot if a covenant under section 219 of the Land Title Act is granted in favour of the Province of British Columbia, and registered against title to the lot, on terms satisfactory to the Manager, ensuring that guest suites are



used only to provide temporary guest accommodation to visitors of residents of Lots H and I.”.

### **35.21.2 LOT J - MULTIPLE DWELLING RESIDENTIAL**

#### **(1) INTENT**

It is the intent to create, on Lot J, a residential area, through the provision of multiple dwelling residential uses. Lot J is within the Block F Quiet Area.

#### **(2) OUTRIGHT APPROVAL USES**

The following uses and no others shall be permitted on Lot J:

- (a) Multiple Dwelling
- (b) Purpose Built Rental
- (c) Residential Amenity Space
- (d) Park and Playground
- (e) Public Authority Building or Use
- (f) Public Utility
- (g) Accessory Buildings customarily ancillary to any of the uses listed in this Section
- (h) Accessory Uses customarily ancillary to any of the uses listed in this Section

#### **(3) CONDITIONAL APPROVAL USES**

Subject to all other provisions of this Bylaw and all the other applicable regulations, the Manager may approve any of the uses listed below on Lot J, subject to such conditions or additional regulations the Manager may decide, provided that before making a decision the Manager considers the intent of the Bylaw, the Design Guidelines in Appendix 3, as amended by the revised guidelines in Appendix 3.1, and the recommendations of the Advisory Design Panel, and has notified such adjacent property owners and residents that the Manager deems may be affected:

(a) Home Occupation

(b) Special Needs Residential Facility

(4) MAXIMUM NUMBER OF BUILDINGS

The maximum number of principal buildings on Lot J shall not exceed 2.

(5) MAXIMUM FLOOR SPACE RATIO

The maximum floor space ratio of Lot J shall not exceed 1.75.

(6) MAXIMUM HEIGHT

No multiple dwelling on Lot J shall exceed the lesser of six storeys or 21 metres.

(7) MAXIMUM SITE COVERAGE

The maximum site coverage on Lot J shall not exceed 50% of the area of the lot.

(8) MINIMUM SITING REQUIREMENTS

(a) No part of any building or structure shall project beyond the building lines shown on Schedule 5 of the University Endowment Lands Land Use, Building and Community Administration Bylaw, excepting covered entrances to purpose-built rental and multiple dwelling buildings, which may project into the required setbacks at the discretion of the Manager;

(b) For the purposes of this CD-2: Comprehensive District, unless expressly provided for, underground parking shall be subject to the setbacks shown in Schedule 5 of the University Endowment Lands Land Use, Building and Community Administration Bylaw for buildings and structures.”.

10. Subsection (1) [PARKING AND LOADING REQUIREMENTS] of Section 35.23. [GENERAL REGULATIONS] is amended by deleting the table in subsection (a) titled “Table 3: Off-Street Vehicle Parking Requirements” and replacing it with the table below:

**Table 3: Off-Street Vehicle Parking Requirements**

<b>USE</b>	<b>MINIMUM VEHICLE PARKING REQUIREMENT FOR LOTS A, B, C1, C2, D, J, K, L AND M</b>	<b>MINIMUM VEHICLE PARKING REQUIREMENT FOR LOTS E, F, G, H AND I</b>
Multiple Dwelling exceeding six storeys in height	1.0 per dwelling unit, plus 0.1 per unit for visitors	1.0 per dwelling unit, plus 0.05 per unit for visitors
Multiple Dwelling, six storeys or less in height	1.1 per dwelling unit, plus 0.1 per unit for visitors	1.1 per dwelling unit, plus 0.1 per unit for visitors
Townhouse Dwelling	1.4 per dwelling unit, plus 0.1 per unit for visitors	1.4 per dwelling unit, plus 0.05 per unit for visitors
Commercial Use – Office	1.5 per 93 square metres	1.5 per 93 square metres
Commercial Use – Retail	2.5 per 93 square metres	2.5 per 93 square metres
Commercial Use – Grocery Market	2.5 per 93 square metres	2.5 per 93 square metres
Commercial Use – Restaurant	6 per 93 square metres	6 per 93 square metres
Child Day Care Facility	1.0 per 15 children	1.0 per 15 children
Community Centre	30 parking stalls, 7 of which shall be at surface and 23 in underground parking on lot A	30 parking stalls, 7 of which shall be at surface and 23 in underground parking
Purpose-Built Rental Units	0.75 per unit for residents, plus 0.1 per unit for visitors	0.5 per unit for residents, plus 0.05 per unit for visitors
Affordable Housing Dwelling Units	0.5 per unit for residents, plus 0.05 per unit for visitors	0.5 per unit for residents, plus 0.05 per unit for visitors

11. The following is inserted as Appendix 3.1 [REVISED DESIGN GUIDELINES FOR CD-2: COMPREHENSIVE DISTRICT]:

## “1.0 INTRODUCTION TO THE REVISED DESIGN GUIDELINES FOR CD-2: COMPREHENSIVE DISTRICT

### 1.1 Purpose

The purpose of the guidelines set out in this Appendix 3.1 is to update and revise the Design Guidelines set out in Appendix 3 to reflect changes to the vision for the development of Lots E, F, G, H and I of the Block F Lands.

## 1.2 Interpretation

To the extent of any discrepancies or inconsistencies between the guidelines set out in this Appendix 3.1 and the guidelines set out in Appendix 3 as they relate to Lots E, F, G, H and I, the guidelines set out in this Appendix 3.1 will supersede the guidelines set out in Appendix 3 with respect to Lots E, F, G, H and I. Any reference in the Bylaw to the Block F Design Guidelines set out in Appendix 3 will be deemed to refer to such guidelines as amended by the guidelines set out in this Appendix 3.1. Subject to the updated guidelines set out in this Appendix 3.1, the guidelines set out in Appendix 3 will continue to apply to the Block F Lands.

## 2.0 REVISED DESIGN GUIDELINES FOR CD-2: COMPREHENSIVE DISTRICT

Schedule 1 [Amended Drawings] to this Appendix 3.1 sets out a revised set of drawings, images and tables which are to replace certain drawings, images and tables in Appendix 3 [Design Guidelines for CD-2: Comprehensive District]. The guidelines set out in Appendix 3 are hereby amended by replacing the drawings, images and tables listed below each figure in Schedule 1 to this Appendix 3.1 under the heading “Impacted Drawings from Block F Design Guidelines” with the corresponding figure above, but only insofar as such replacement figures relate to Lots E, F, G, H and I.”.

12. Schedule 1 to this Appendix 1 to the Minister’s Order [Amendment to the University Endowment Lands Land Use, Building and Community Administration Bylaw] is inserted as Schedule 1 [Amended Drawings] to Appendix 3.1.

**Schedule 1 to Appendix 3.1**

[see next page]

DRAFT